

DD.04.03 (24X36) JAZZ'S WINE & SPIRITS (BOTTLE SHOP) + JAZZY'S (BAR)

PROJECT INFORMATION

PROJECT / ENTITLEMENT SUMMARY (PHASE 0 — CUP ONLY)
 Project: Jazz's Wine + Spirits (Bottle Shop)
 Project: Jazzy's (Bar)
 Address: 6491-6499 Magnolia Avenue, Riverside, CA 92506
 APNs: 225-121-003 and 225-121-004
 Jurisdiction / AHJ: City of Riverside — Planning Division
 Entitlement Request(s): Conditional Use Permit (CUP)
 Associated Requests (if applicable): Variance; Design Review;
 Public Convenience or Necessity (PCN)



Case No.: DP-2024-01330

Planning entitlement / use approval only. No construction documents.

PHASE 0 SCOPE (THIS SUBMITTAL)

This package is submitted for Planning entitlement / use approval only. It evaluates the proposed use, operations, and planning-level site functionality for an **existing property**.

DEFERRED SUBMITTALS (NOT INCLUDED IN THIS PACKAGE)

No construction documents are included with this Phase 0 submittal. Tenant Improvements (TI) and all related Building & Safety, Fire Life Safety, and engineering/MEP plans will be submitted under future permit applications following Planning approval.

EXISTING / PROPOSED USE

Existing Use: SUITE A and B are Retail, with suite C a former salon.
 Proposed Use (Phase 01): Off-sale alcohol retail (bottle shop)
 Future Use (Phase 02): On-sale alcohol / bar + related TI (to be submitted separately)
 No-Change Exhibit (as applicable)

GENERAL NOTES

- Plans are for **entitlement review** and depict planning-level conditions and operational intent.
- All **Tenant Improvement / building code compliance** (architectural details, structural, MEP, energy, and fire alarm/sprinkler design) will be addressed in subsequent permit submittals.
- Parking and site improvements not explicitly shown as "proposed" are **existing to remain** for Phase 0.

DEFERRED SUBMITTALS

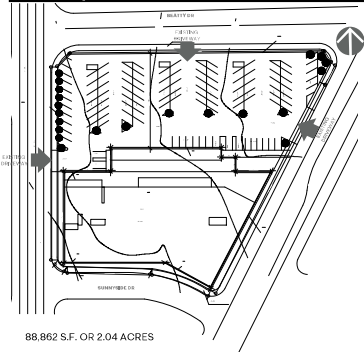
- TI Building Permit Plan Set (architecture + detailed code sheets)
- Building & Safety plan check items (structural, MEP, energy, etc.)
- Fire Department plan review (Fire Life Safety, sprinkler/alarm coordination, etc.)
- Engineering (civil/structural/MEP) as required by TI scope

Applicant: Jasmin Patel
 Phone: 951.906.3443
 Email: jazz840@aol.com
 Property Owner: Jasmin Patel

Supporting Attachments

- **Operational Guidelines (Operations Plan)** — Defines how the business operates day-to-day, including hours, staffing approach, delivery, trash handling, noise controls, and signage/wrap installations.
- **Security / Management Plan** — Establishes security standards and enforcement protocols, including incident response, camera coverage expectations, staff training, ABC compliance procedures, and a police liaison/cooperation plan.
- **Owner Statement of Operational Commitment** — A signed commitment from ownership that confirms the operating model, community intent, and ongoing compliance with the CUP conditions framework.
- **Phasing / Execution Plan (Use-Only / Deferred Improvements Statement)** — Formalizes the phased approach and clearly states what is included, not included, proposed versus what will be submitted later (TI plans and any related agency plan reviews).
- **Trip Generation Memo (Traffic Exhibit)** — Provides traffic trip generation justification to support Planning's evaluation and any CEOA/transportation determinations, and to document the basis for the project's traffic scope.
- **Public Notification Protocol** — Provides the mailing addresses required for public hearing processing, including the radius map exhibit, the owners list spreadsheet, and any required official verifying addresses.
- **Preliminary Title Report** — Confirms ownership and recorded encumbrances/easements and supports completeness review.

SITE PLAN / LOCATION PLAN



88,862 S.F. OR 2.04 ACRES

ZONING: MU (MIXED-USE URBAN)

APN: 225-121-003 (AND 004)

Parking: 110 Spaces (3.02 Spaces per 1,000 SF Leased)

MAGNOLIA CENTER, SPEC PLAN (MAGNOLIA CENTER DISTRICT)

Sheet #	Sheet Title (as shown)
CUP.01	COVER SHEET
CUP.02	EXISTING PARKING CONDITIONS ACCESSIBLE PATH OF TRAVEL
CUP.03	PROPOSED USE TENANT OVERVIEW OCCUPANCY USE AND SCHEDULE
CUP.04	PHASE 01 TENANT B PROPOSED FLOOR PLAN JAZZ'S WINE AND SPIRITS (FIRST FLOOR)
CUP.05	PHASE 02 TENANT B PROPOSED FLOOR PLAN JAZZ'S WINE AND SPIRITS (BASEMENT + SECOND FLOOR)
CUP.06	PHASE 02 TENANT C PROPOSED FLOOR PLAN JAZZY'S
CUP.07	CONCEPTUAL / PLANNING LEVEL ONLY MAGNOLIA AVE
CUP.08	CONCEPTUAL / PLANNING LEVEL ONLY BROCKTON & BEATTY



**EXISTING ACCESSIBLE PATH
PART OF TENANT IMPROVEMENT
SUBMITTALS**

EXISTING CONDITIONS

88,862 S.F. OR 2.04 ACRES
 ZONING: MU (MIXED-USE URBAN)
 APN: 225-421-003 (AND 004)
 Parking_110 Spaces (3.02 Spaces per 1,000 SF Leased)
 MAGNOLIA CENTER, SPEC PLAN (MAGNOLIA CENTER DISTRICT)

SUMMARY OCCUPANCY

FIRST FLOOR
 TOTAL OCCUPANCY 430
 STORAGE 15,892 SQ.FT (199 OCC)
 BAR AREA 4,632 SQ.FT (215 OCC)

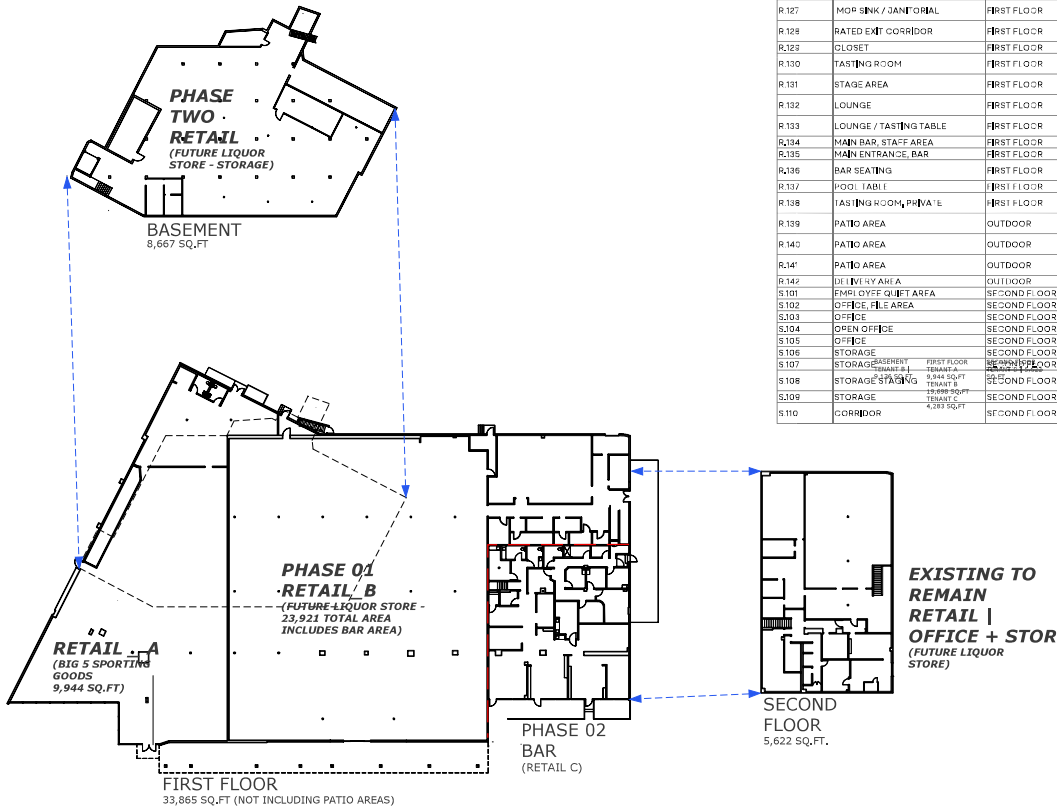
SECOND FLOOR
 TOTAL OCCUPANCY 21
 5,622 SQ.FT

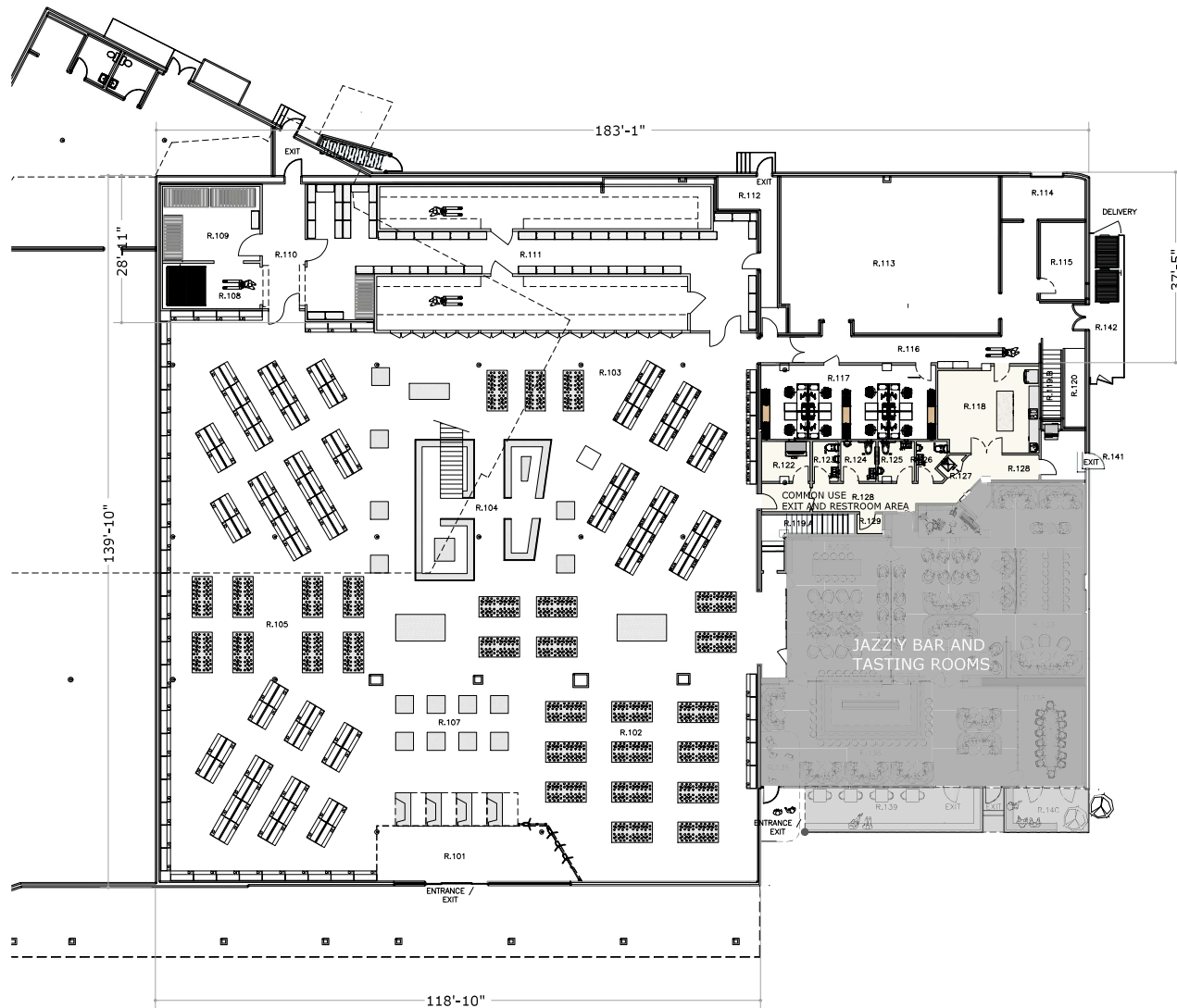
RATIO AREAS
 1,358 SQ.FT OUTDOOR PATIO
 153 MAX OCCUPANTS

TENANT AREA BREAKDOWN	FLOOR	ABC LICENSE TYPE	USE TYPE	OFFICE	RETAIL	STORAGE	BAR (ASSEMBLY)	USF AREA	RETAIL PARKING /250	OFFICE PARKING /500	STORAGE PARKING /1000	BAR PARKING /100	TOTAL PARKING
JAZZ WINE + SPIRITS (OFFICE)	SECOND FLOOR	NONE	B	1934.14				1934.14	0	3.86828	0	0	3.86828
JAZZ WINE + SPIRITS - (STORAGE AREA)	SECOND FLOOR	NONE	B			3857.29		3857.29	0	0	3.85729	0	3.85729
JAZZ WINE AND SPIRITS (STORAGE AREA / RESTROOMS)	FIRST FLOOR	NONE	B			7606.32		7606.32	0	0	7.60632	0	7.60632
JAZZY'S (BAR)	FIRST FLOOR	TYPE 4B	A				4283	4283	0	0	0	42.83	42.83
JAZZ WINE AND SPIRITS (RETAIL AREA)	FIRST FLOOR	TYPE 21	B		14444.17			14444.17	57.77668	0	0	0	57.77668
BIG 5, STORAGE AREA	FIRST FLOOR	NONE	B			4632.83		4632.83	0	0	4.63283	0	4.63283
BIG 5, RETAIL AREA	FIRST FLOOR	NONE	B		5312.09			5312.09	21.24836	0	0	0	21.24836
JAZZ WINE + SPIRITS (RETAIL AREA IN BASEMENT)	BASEMENT	TYPE 21	B		527.13			527.13	2.10852	0	0	0	2.10852
JAZZ WINE + SPIRITS (BASEMENT STORAGE AREA)	BASEMENT	NONE	B			8139.71		8139.71	0	0	8.13971	0	8.13971
								50,736 SF					152 TOTAL

TENANT B AND C | OCCUPANCY BY ROOM + USE SCHEDULE

AREA ID	ROOM DESCRIPTION	LEVEL	ABC	BASEMENT SQ. FT.	FIRST FL. SQ. FT.	SECOND FLR SQ. FT.	PATIO AREA	OCCUPANCY TYPE	OCC FACTOR	OCC LOAD BY FACTOR	SEAT COUNT
B.101	RATED EXIT CORRIDOR	BASEMENT	21	514.64				COMMON USE, RESTROOMS	0		
B.102	DEEP STORAGE	BASEMENT	21	1554.48				ACCESSORY STORAGE	300	51816	
B.103	RESTROOM AREA	BASEMENT	21	144.82				COMMON USE, RESTROOMS	0		
B.104	RETAIL AREA	BASEMENT	21	575.09				RETAIL, MERCHANTILE	60	9.63483333333	
B.105	WAREHOUSE STORAGE	BASEMENT	21	5494.77				ACCESSORY STORAGE	300	18.3159	
B.106	CARGO LIFT	BASEMENT	21	239.78				COMMON USE, RESTROOMS	0		
B.107	BUILDING SERVICES, ELECTRICAL ROOM	BASEMENT	21	139.94				COMMON USE, RESTROOMS			
R.101	MAIN ENTRANCE	FIRST FLOOR	21		830.86			RETAIL, MERCHANTILE	60	10.51433333333	
R.102	RETAIL WINE	FIRST FLOOR	21		1873.11			RETAIL, MERCHANTILE	60	64.55183333333	
R.103	RETAIL BEER	FIRST FLOOR	21		1406.22			RETAIL, MERCHANTILE	60	23.437	
R.104	RETAIL PREMIUM LIQUOR	FIRST FLOOR	21		645.47			RETAIL, MERCHANTILE	60	10.75783333333	
R.105	RETAIL LIQUOR	FIRST FLOOR	21		5776.73			RETAIL, MERCHANTILE	60	96.27883333333	
R.106	RETAIL FOOD	FIRST FLOOR	21		596.87			RETAIL, MERCHANTILE	60	9.8445	
R.107	CHECK-OUT AREA	FIRST FLOOR	21		191.12			RETAIL, MERCHANTILE	60	3.18533333333	
R.108	CARGO LIFT	FIRST FLOOR	21		305.77			ACCESSORY STORAGE	300	1.01923333333	
R.109	STORAGE	FIRST FLOOR	21		305.77			ACCESSORY STORAGE	300	1.01923333333	
R.110	RATED EXIT CORRIDOR	FIRST FLOOR	21		218.35			COMMON USE, RESTROOMS	0		
R.111	STORAGE, COLD STORAGE	FIRST FLOOR	21		2552.63			ACCESSORY STORAGE	300	8.50876666667	
R.112	RATED EXIT CORRIDOR	FIRST FLOOR	21		191.21			COMMON USE, RESTROOMS	0		
R.113	STORAGE	FIRST FLOOR	21		1339.81			ACCESSORY STORAGE	300	4.46603333333	
R.114	LOADING DOCK	FIRST FLOOR	21		142.28			COMMON USE, RESTROOMS	0		
R.115	STORAGE, BAR	FIRST FLOOR	21		137.07			ACCESSORY STORAGE	300	0.4568	
R.116	DELIVERY CORRIDOR	FIRST FLOOR	21		529.09			COMMON USE, RESTROOMS	0		
R.117	OFFICE AREA SALES	FIRST FLOOR	21		506.06			OFFICE	150	3.4404	
R.118	STAFF BREAK ROOM	FIRST FLOOR	21		165.87			OFFICE	150	2.43913333333	
R.119	STAIR TO SECOND FLOOR	FIRST FLOOR	21		69.3			COMMON USE, RESTROOMS	0		
R.120	CONVEYOR BELT	FIRST FLOOR	21		76.34			COMMON USE, RESTROOMS	0		
R.121	TRUCK DELIVERY, NOT AN EXIT	FIRST FLOOR	21								
R.122	ICE MACHINE / STORAGE	FIRST FLOOR	21		92.34			ACCESSORY STORAGE	300	0.30113333333	
R.123	RESTROOM	FIRST FLOOR	21		47.19			COMMON USE, RESTROOMS	0		
R.124	ACCESSIBLE RESTROOM	FIRST FLOOR	48		57.75			COMMON USE, RESTROOMS	0		
R.125	ACCESSIBLE RESTROOM	FIRST FLOOR	48		57.75			COMMON USE, RESTROOMS	0		
R.126	RESTROOM	FIRST FLOOR	48		47.19			COMMON USE, RESTROOMS	0		
R.127	MOP SINK / JANITORIAL	FIRST FLOOR	48		21.37			COMMON USE, RESTROOMS	0		
R.128	RATED EXIT CORRIDOR	FIRST FLOOR	48		390.34			COMMON USE, RESTROOMS	0		
R.129	CLOSET	FIRST FLOOR	48		27.32			ACCESSORY STORAGE	300	0.00106666667	
R.130	TASTING ROOM	FIRST FLOOR	48		581.76			ASSEMBLY, WITH FIXED SEATS			37
R.131	STAGE AREA	FIRST FLOOR	48		75.64			ASSEMBLY, STANDING SPACE			
R.132	LOUNGE	FIRST FLOOR	48		719.67			ASSEMBLY, WITH FIXED SEATS			35
R.133	LOUNGE / TASTING TABLE	FIRST FLOOR	48		651.22			ASSEMBLY, WITH FIXED SEATS			46
R.134	MAIN BAR, STAFF AREA	FIRST FLOOR	48		195.37			KITCHEN			
R.135	MAIN ENTRANCE BAR	FIRST FLOOR	48		165.87						
R.136	BAR SEATING	FIRST FLOOR	48		871.05			ASSEMBLY, WITH FIXED SEATS			59
R.137	POOL TABLE	FIRST FLOOR	48								
R.138	TASTING ROOM, PRIVATE	FIRST FLOOR	48		218.38			ASSEMBLY, WITH FIXED SEATS			14
R.139	PATIO AREA	OUTDOOR	48				295.27	ASSEMBLY, WITH FIXED SEATS			30
R.140	PATIO AREA	OUTDOOR	48				141.62	ASSEMBLY, WITH FIXED SEATS			10
R.141	PATIO AREA	OUTDOOR	48				566.45	ASSEMBLY, STANDING SPACE	5	113.29	
R.142	DELIVERY AREA	OUTDOOR	21				354.81				
S.101	EMPLOYEE QUEUE AREA	SECOND FLOOR	21			357.04		OFFICE	150	2.38026666667	
S.102	OFFICE, FILE AREA	SECOND FLOOR	21			98.22		ACCESSORY STORAGE	300	0.3274	
S.103	OFFICE	SECOND FLOOR	21			86.87		OFFICE	150	0.57913333333	
S.104	OPEN OFFICE	SECOND FLOOR	21			538.55		OFFICE	150	2.39033333333	
S.105	OFFICE	SECOND FLOOR	21			123.48		OFFICE	150	0.8232	
S.106	STORAGE	SECOND FLOOR	21			580.51		ACCESSORY STORAGE	300	1.93603333333	
S.107	STORAGE	SECOND FLOOR	21			1987.51		ACCESSORY STORAGE	300	6.62503333333	
S.108	STORAGE	SECOND FLOOR	21			627.5		COMMON USE, RESTROOMS	0		
S.109	STORAGE	SECOND FLOOR	21			1402.5		ACCESSORY STORAGE	300	4.675	
S.110	CORRIDOR	SECOND FLOOR	21					COMMON USE, RESTROOMS	0		



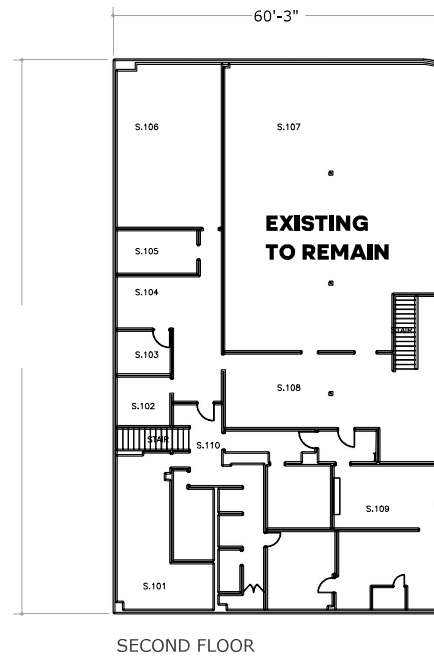
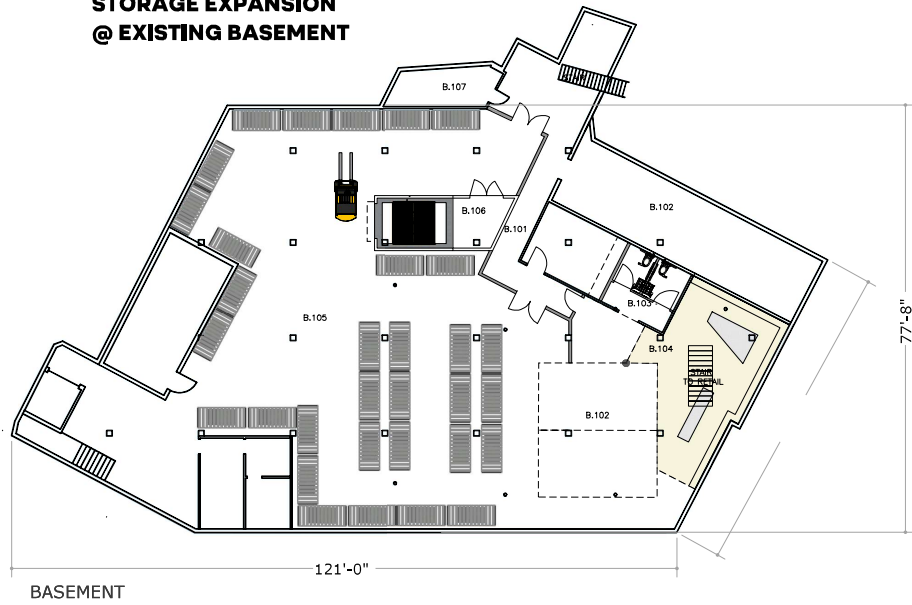


FIRST FLOOR

AREA ID	ROOM DISCRIPTION	ABC
R.101	MAIN ENTRANCE	21
R.102	RETAIL, WINE	21
R.103	RETAIL, BEER	21
R.104	RETAIL, PREMIUM LIQUOR	21
R.105	RETAIL, LIQUOR	21
R.106	RETAIL, FOOD	21
R.107	CHECK-OUT AREA	21
R.108	CARGO LIFT	21
R.109	STORAGE	21
R.110	RATED EXIT CORRIDOR	21
R.111	STORAGE, COLD STORAGE	21
R.112	RATED EXIT CORRIDOR	21
R.113	STORAGE	21
R.114	LOADING DOCK	21
R.115	STORAGE, BAR	21
R.116	DELIVERY CORRIDOR	21
R.117	OFFICE AREA, SALES	21
R.118	STAFF BREAK ROOM	21
R.119	STAIR TO SECOND FLOOR	21
R.120	CONVEYOR BELT	21
R.121	TRUCK DELIVERY, NOT AN EXIT	21
R.122	ICE MACHINE / STORAGE	21
R.123	RESTROOM	21
R.124	ACCESSIBLE RESTROOM	48
R.125	ACCESSIBLE RESTROOM	48
R.126	RESTROOM	48
R.127	MOP SINK / JANITORIAL	48
R.128	RATED EXIT CORRIDOR	48
R.129	CLOSET	48
R.130	TASTING ROOM	48+21

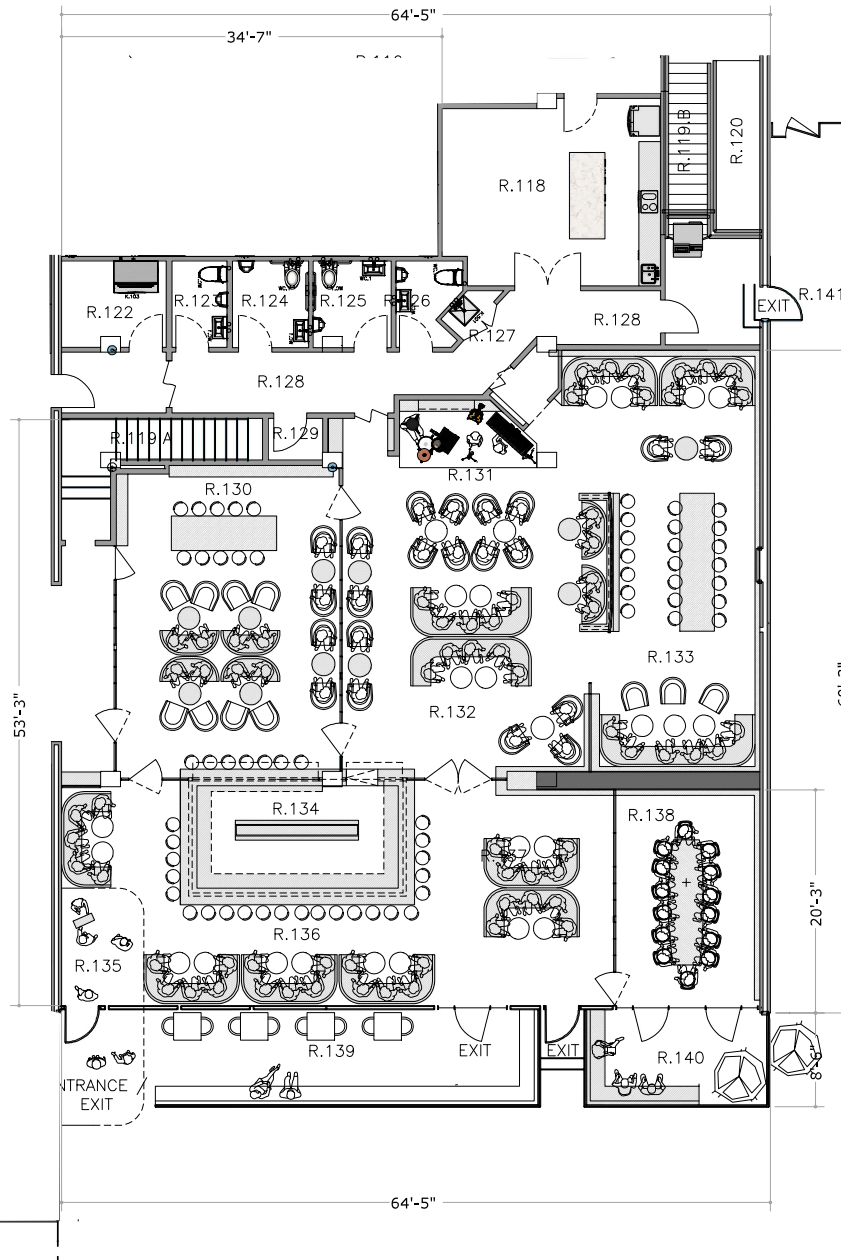


**PHASE TWO,
STORAGE EXPANSION
@ EXISTING BASEMENT**



BASEMENT		
AREA ID	ROOM DISCRIPTION	ABC
B.101	RATED EXIT CORRIDOR	21
B.102	DEEP STORAGE	21
B.103	RESTROOM AREA	21
B.104	RETAIL AREA	21
B.105	WEARHOUSE STORAGE	21
B.106	CARGO LIFT	21
B.107	BUILDING SERVICES, ELECTRICAL ROOM	21

SECOND FLOOR		
AREA ID	ROOM DISCRIPTION	ABC
S.101	EMPLOYEE QUIET AREA	21
S.102	OFFICE, FILE AREA	21
S.103	OFFICE	21
S.104	OPEN OFFICE	21
S.105	OFFICE	21
S.106	STORAGE	21
S.107	STORAGE	21
S.108	STORAGE STAGING	21
S.109	STORAGE	21
S.110	CORRIDOR	21



FIRST FLOOR		
AREA ID	ROOM DESCRIPTION	ABC
R.122	ICE MACHINE / STORAGE	21
R.123	RESTROOM	21
R.124	ACCESSIBLE RESTROOM	48
R.125	ACCESSIBLE RESTROOM	48
R.126	RESTROOM	48
R.127	MOP SINK / JANITORIAL	48
R.128	RATED EXIT CORRIDOR	48
R.129	CLOSET	48
R.130	TASTING ROOM	48
R.131	STAGE AREA	48
R.132	LOUNGE	48
R.133	LOUNGE / TASTING TABLE	48
R.134	MAIN BAR, STAFF AREA	48
R.135	MAIN ENTRANCE, BAR	48
R.136	BAR SEATING	48
R.137	BAR SEATING	48
R.138	TASTING ROOM, PRIVATE	48



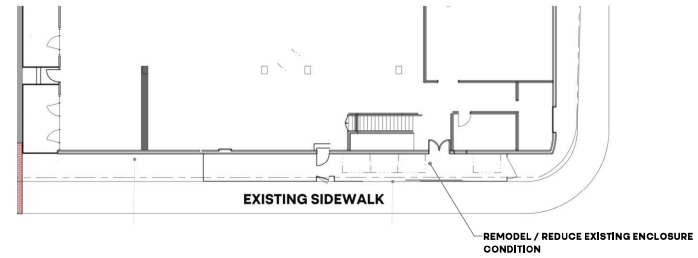
CONCEPTUAL/ PLANNING LEVEL ONLY _MAGNOLIA AVE

6499 Magnolia Ave, Riverside, CA 92506

PHASE 01_NEW LANDSCAPE BROCKTON AVE



PHASE 01_NEW TRASH ENCLOSURE



PHASE 01_REFRESH LANDSCAPE ALONG BROCKTON AVE



PHASE 01_NEW LANDSCAPE ALONG MAGNOLIA AVE



PHASE 02_NEW SET-BACK AND LANDSCAPE ALONG BETTY AVE